

**City of Lynnwood
PLANNING COMMISSION MINUTES
May 14, 2009 Meeting**

Commissioners Present:	Staff Present:
Richard Wright, Chair	Shay Davidson, Administrative Asst.
Maria Ambalada	Lauren Balisky, Asst. Planner
Chad Braithwaite	Kevin Garrett, Planning Manager
Jeff Davies	Mary Monroe, Project Tourism Manager
Michael Wojack, Second Vice-chair	
Commissioners Absent:	Other:
Van AubBuchon	Councilmember Ted Hikel
Bob Larsen, Vice Chair	

The meeting was called to order by Chair Wright at 7:00 p.m.

Approval of Minutes

1. Meeting of Special Meeting of March 18, 2009

Motion made by Commissioner Maria Ambalada and seconded by Commissioner Davies to approve the minutes as presented. Motion passed unanimously.

Council Liaison Report

Councilmember Hikel quipped reported that everything is going well in Maui, where he recently vacationed.

Citizen Comments

None.

Public Hearings

None.

Work Sessions

1. Permit Timeline Code Amendment (2009-CAM-0002). This amendment, if approved, would revise the City's regulations to extend and standardize approval periods for Accessory Dwelling Units, Conditional Use Permits, Project Design Review, Short Subdivisions, and Variances.

Planning Manager Garrett introduced the item. Assistant Planner- Lauren Balisky reviewed the purpose of the amendment and noted some revisions relating to the proposed planning permit timelines.

Commissioner Wojack asked about permits that are already in-process. Ms. Balisky reviewed how this would be handled.

Chair Wright asked if there would be any projected permit revenue impact. Ms. Balisky replied that there would not be. Planning Manager Garrett explained that there may even be a positive impact because extending the timelines would allow a project to stay in the pipeline.

Chair Wright asked if there was any intent to reverse this in the future. Staff replied that this is a permanent code change.

Commissioner Wojack asked about the impacts on staff during the extension period. Ms. Balisky explained that it varies depending on the application, but this amendment should save quite a bit of staff time.

Other Business

1. Resolution of Appreciation – Tia Peycheff

Chair Wright read the Resolution expressing appreciation to Tia Peycheff for her seven plus years of service to the Lynnwood Planning Commission.

Motion made by Commissioner Wojack, seconded by Commissioner Braithwaite to adopt this Resolution. Motion passed unanimously.

2. Project Highway 99 – Re-cap Second Public Meeting

Planning Manager Garrett and Project Tourism Manager Mary Monroe of the Economic Development Department reviewed the comments received from the second public meeting and the Economic Development Strategies for the Highway 99 Corridor in detail.

Commissioner Ambalada reported that she has noticed at the meetings that the public is very enthusiastic about the project.

Chair Wright asked about the interest of the business community compared to what it was in 2007. Ms. Monroe replied that the feedback they have seen is very positive. People are concerned, however, about not pricing themselves out of the market and making sure there are a variety of different options from high-end development to smaller businesses.

Commissioner Ambalada discussed a property on 200th St. and 64th Ave. that has a plan for a mixed use development.

Commissioner Wojack said he attended the first meeting and there were some diverse opinions that were expressed.

Chair Wright said he also noticed different opinions when he attended a meeting. He commended the city for soliciting public testimony and input.

Commissioner Ambalada relayed conversations she had with a lot of the staff at Stevens Hospital recently. She discussed the diversity of the staff of the hospital and brought up the ideas of providing housing for those employees or partnerships with the community college. Ms. Monroe commented that one of the zones “nodes” that was discussed was is a potential medical zone node at the south end of the corridor in conjunction with the City of Edmonds.

Commissioner Braithwaite said that in his group at the public meeting he heard a lot of comments relating to improving public safety and desire to incorporate open spaces or parks along the corridor. Ms. Monroe stated that part of the vision is to make this a place where people actually feel comfortable living.

Commissioner Davies said he noticed a few business owners who showed up and were initially anxious, but after they saw the program they relaxed. He suggested that maybe the communication with businesses could be improved. Ms. Monroe reviewed the community outreach that they had done. She noted that she was pleased to see the number of people who came to the last meeting that had not been at the previous meetings.

Commissioner Davies asked about a plan to deal with vacant old buildings on the corridor. Councilmember Hikel replied that unless it presents a hazard to the citizens’ health or safety there is not much the city can do. He added that these situations are opportunities to create something positive. He suggested that the future taxes from a revitalized Highway 99 are going to be very important to make sure we have a cost/revenue balance so that we can pay for the services for residents who will live in that area.

3. 2009 Docket – List of Amendments and Schedule

Planning Manager Garrett stated that this is the next major piece of work for the Commission over the next few months. He gave an overview of the items on the list.

4. Discuss Planning Law Conference and Planning Short Course

Planning Manager Garrett invited the Commission to share their comments regarding the Planning Law Conference and/or the Planning Short Course.

Chair Wright said he found the day quite enlightening. He appreciated the way they had the conference set up as it gave the opportunity to participate in various different cells.

Commissioner Davies commented that the section on FEMA and flooding insurance was very interesting.

Chair Wright referred to the sobering numbers they saw in the affordable housing information and the foreclosure rates. He appreciated being provided this information.

Commissioner Davies thought that the speaker during lunch was a very good speaker and was a very good use of the participants' time.

Commissioner Ambalada thought the developers' information was also very informative.

Chair Wright stated that he also appreciated the Planning Short Course.

Commissioner Ambalada said she would like to see the City of Lynnwood sponsor provide more short courses.

Commissioner Wojack thought the Planning Short Course in Mountlake Terrace was very good. For him personally it was not new information, but the speakers were very good and he would have enjoyed hearing more.

Director's Report

1. Update on Annexation Project – BRB Hearing

Planning Manager Garrett reviewed the Boundary Review Board hearing where they took testimony and had question-and-answer time. The Board will be coming back next week to discuss and make an oral decision. After that the attorneys for the prevailing party or parties will draft a written decision based on the comments made by the BRB. On the assumption that the City will prevail, staff will work with attorneys from the prosecuting attorneys office in at the County to draft the actual written decision. The written decision will come back to the Board on June 2 for adoption.

Planning Manager Garrett discussed some of the testimony that was given at the hearing. He expressed optimism about the City's position.

Councilmember Hikel commended the efforts of the Community Development Department and all the departments that participated in this issue.

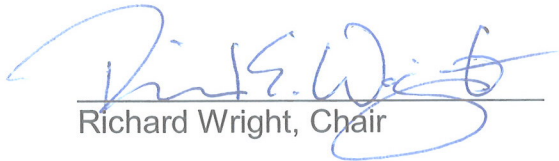
Councilmember Braithwaite asked about the possibility of an appeal. Planning Manager Garrett said that the fire Fire district District has been known to take adverse decisions to court, but he would be surprised if Mill Creek appealed the decision.

2. Other Matters

Planning Manager Garrett stated that they would be busy with meetings through the end of the Comprehensive Plan work.

Adjournment

The meeting was adjourned at 8:30 p.m.



Richard Wright, Chair